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To: [Lockett, Jay P](#)
Subject: Appeal for 22-DDP-0015
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Good evening!

Please consider this as my appeal to the proposed zoning plan/modification 22-DDP-0015 for Bellewood Garden Court.

-Once again, the owner, Ali Kassai, has failed to provide any notification about this proposed change to the property owners. He has failed to call a meeting of HOA members to discuss this proposed change.

-The proposed change poses serious concerns for the existing condominiums. The original proposal for modification was for a single floor dwelling, however, there is an anticipation that this will become a two story building, as Mr. Kassai has told others in the neighborhood he is building one half of the two unit condo (two stories with a basement). Building this unit in the front of the condominium neighborhood poses additional safety issues. The entrance is on a well traveled two (2) lane road in close proximity to two (2) schools and across the street from a park with busy baseball fields. Entering and exiting the parking lot is already difficult between the foot and motor traffic. Adding a new building adds more congestion and also potentially poses more visibility issues - especially if it is a multilevel building. During school times, daily car pool lines are backed up down North Madison rd. past the parking lot, more buildings would only further congest this area.

- There is a serious concern of creating additional drainage issues as the "lay of the land and current grade" will be altered once again. There continue to be drainage problems with the original three (3) buildings. These issues have been brought to Mr. Kassai on numerous occasions - some individual conversations, some text messages and some group settings. He repeatedly promised to make the necessary grade changes prior to occupancy of the new five (5) buildings/10 total units. As of today, these repairs have not been made, nor have they been attempted. My sump pump continues to run on a regular basis - much more than it should.

- Each condo is allotted 3 parking spaces per HOA bylaws. (The proposal only has two (2) spaces for the new building, not complying with the HOA bylaws) The parking lot is not marked with lines. There are many days when the parking for the current residents is infringed upon by other condo owners, residents and/or their guests as well as construction crews. Mr. Kassai is aware of this yet he has made no attempt to mark the parking lot or enforce the parking allocations. Adding an additional unit will further encumber an already congested parking area.

-As you know, Bellewood Garden Court is a zoned neighborhood for up to 16 condominiums (that is 8 - 2 unit buildings). This is how the condos were marketed and sold - according to the paperwork I was provided at the time of my purchase. According to these documents they are to be "owner occupied". The current signage at the property also markets this a condominium community and monthly HOA fees are collected by Mr. Kassai. The infrastructure in this condominium community is already taxed. The green spaces (grass; weeds; landscape; etc) are not regularly maintained. (I can provide recent photos.) There are drainage issues, parking issues, lighting issues, trash collection/removal issues and regular maintenance issues that have not and are not being tended to by the HOA - Mr. Kassai is the agent. Adding another unit will only increase the number of units being neglected.

-Mr. Kassai is not a man of his word. He does what he wants and then justifies it later. It is time for the committee to step up and support the other property owners in this community.

As a current resident of Bellewood Garden Court, a property owner, and tax payer in Jefferson County, I am against this proposed modification.

Thank you, in advance, for your time and consideration with regard to my appeal.

Jennaleigh Burgess, Property Owner and Resident
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